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MAPC June 15, 2006
OFFICIAL NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 15, 2006**, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the Planning Department Conference Room, 10th Floor, Wichita City Hall, 455 N. Main St., Wichita, Kansas, **will consider the following applications no earlier than 1:30 p.m. If you have any question regarding the meeting or items on this notice, please call the Wichita –Sedgwick County Metropolitan Area Planning Department at (316) 268.4421.**

Case No. ZON2006-23, Sedgwick County zone change from SF-20 to NO. Generally located at the southwest corner of S. Broadway and E. Kirby (8441 S. Broadway).

ZON2006-00024 Associated with CUP2006-00022 The Creation of DP-298 Greenwich Plaza Community Unit Plan; and zone change from “SF-20” Single-family Residential to “GC” General Commercial. Generally located on the southeast corner of 37th Street North and Maize Road. generally located north of 13th Street North and west of Greenwich Road.

The applicant proposes to create a Community Unit Plan containing 36 acres with seven parcels west of Greenwich Road and north of 13th Street North. Parcel 1 (18.91 acres), Parcel 2 (9.88 acres) except the eastern 540 feet, Parcel 6 (1.40 acres), and Parcel 7 (1.40 acres) requests those uses permitted by right in the “GC” General Commercial zoning district except: correctional placement residences; recycling collection stations, public and private; recycling processing center; reverse vending machines; pawn shops; asphalt or concrete plants; welding or machine shops; tattooing or body piercing facilities; sexually oriented businesses, and adult entertainment as defined by city code. The eastern 540 feet of Parcel 2, Parcel 3 (1.21 acres), Parcel 4 (1.39 acres) and Parcel 5 (1.40 acres) would allow those uses permitted by right in the “LC” Limited Commercial district except: correctional placement residences, vehicle storage yards, general vehicle repair, outdoor storage, pawn shops, nightclubs, asphalt or concrete plants, sexually oriented businesses, and adult entertainment as defined by city code.

Three full movement and two right-in/right-out access points are requested for both 13th Street North and Greenwich Road. Cross-lot circulation would be required for adjacent lots; pedestrian connections required from buildings to arterial sidewalks. Building setbacks are stated as per code. Maximum building height requested is 35. Maximum building coverage and gross floor area requested is 30 % for all parcels. Architectural control includes similar predominant exterior building materials, similar color palette, no predominately metal facades, and consistent landscaping, lighting and signage.

Ground signage is requested as per Sign Code with the following conditions: (1) spaced 150 feet apart, (2) flashing except time, temperature and other public service messages, rotating, moving or creating the illusion of movement would be prohibited, (3) portable

and off-site signs prohibited, (4) window display limited to 25 %, and freestanding signs to be monument style with 3 signs on Greenwich Road and one on 13th Street North with maximum height of 30' and sign face area of 300 sq. ft., otherwise for Parcels 1-7 signs with a maximum height of 20' and sign face area of 200 sq ft but with the maximum amount not to exceed 0.8 times the linear street frontage.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, Wichita City Hall – 10th Floor. As provided in Section V of the Wichita –Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS my hand this 22nd DAY OF MAY, 2006.

John L. Schlegel, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission